

FOR SALE OR LEASE

FREESTANDING DISTRIBUTION WAREHOUSE IN TUALATIN

32,240 SF with 2-Story Office/Showroom

19150 SW 125TH CT, TUALATIN, OR



19150 SW 125TH CT

PROPERTY HIGHLIGHTS

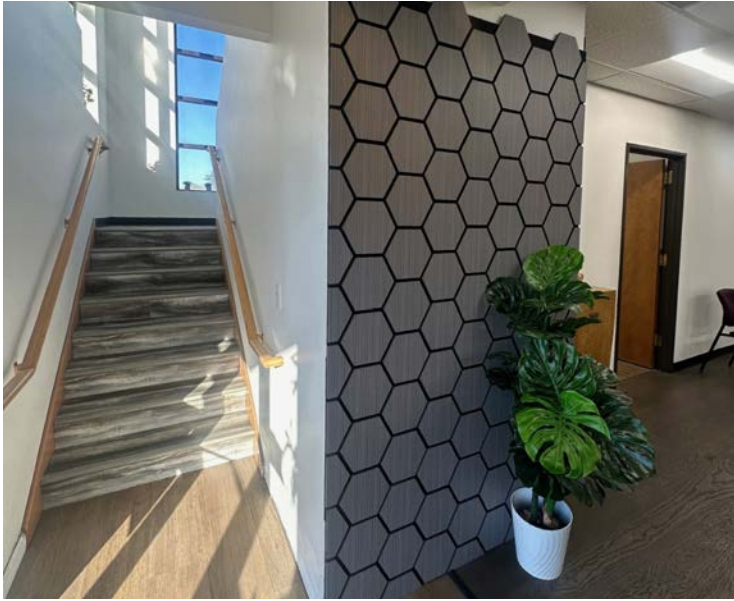
ADDRESS	19150 SW 125th Ct, Tualatin, OR
SHELL SIZE	32,240 SF
OFFICE SIZE	2,200 SF on main floor which is a mix of open showroom, privates, and restrooms Additional office available upon request on 2nd story for up to 4,400 SF total
LAND SIZE	2.17 AC
YARD SIZE / EXCESS LAND	±35,000 SF
YEAR BUILT	2000
CONSTRUCTION	Concrete tilt-up
CLEAR HEIGHT	24-25'
LOADING	14 dock-high doors 1 grade-level door
DRIVEWAY	Above standard concrete (not asphalt)
SPRINKLERS	Fully sprinklered
RECENT IMPROVEMENTS	Exterior paint, new roof, full office remodel, upstairs mezzanine office, and restroom addition totaling over \$500,000 of recent capital improvements

\$0.94/\$1.10
LEASE RATE, NNN

CALL
FOR SALE PRICE





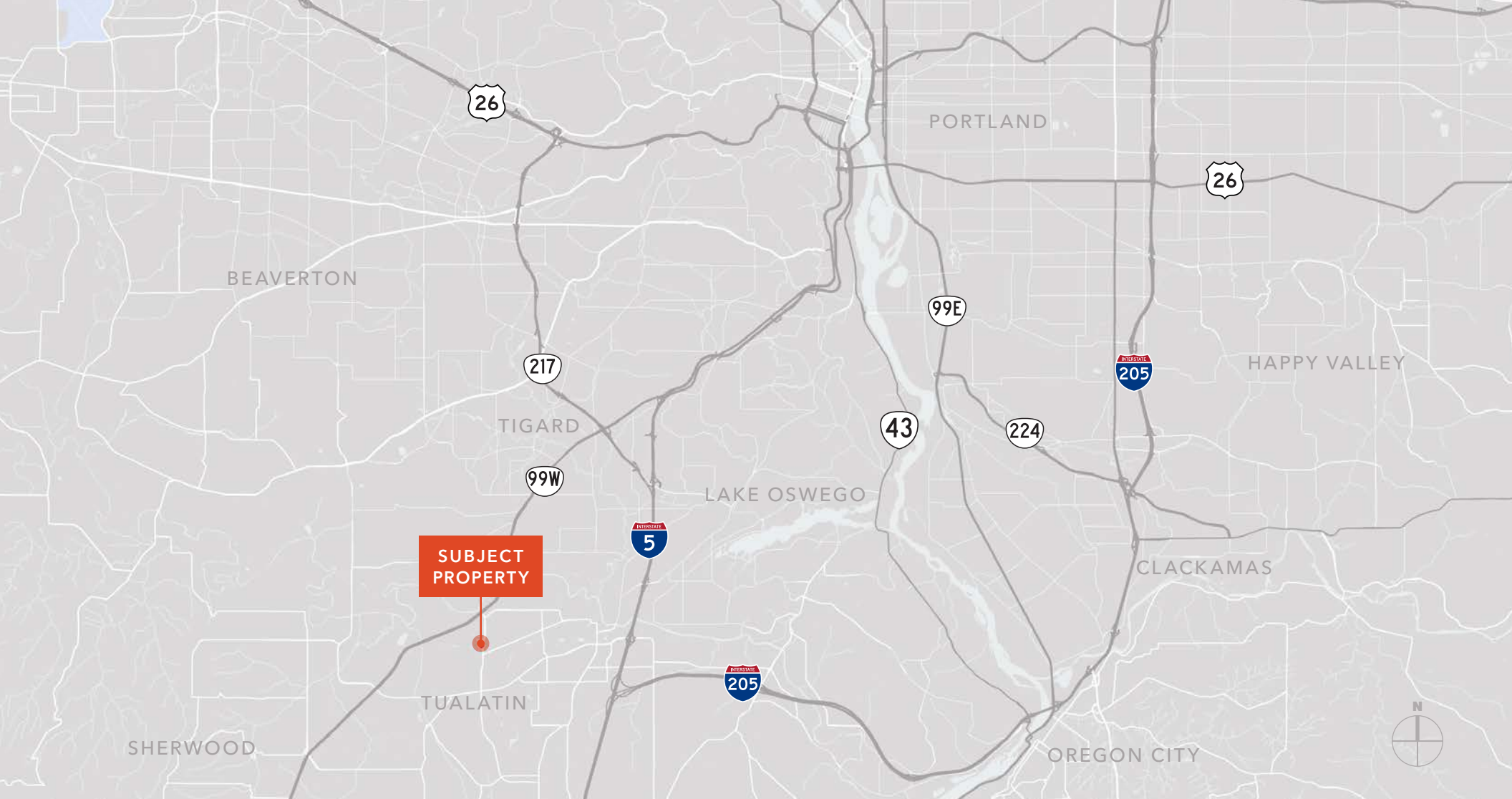


19150 SW 125TH CT



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS



19150 SW 125TH CT

*For more information on
this property, please contact*

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